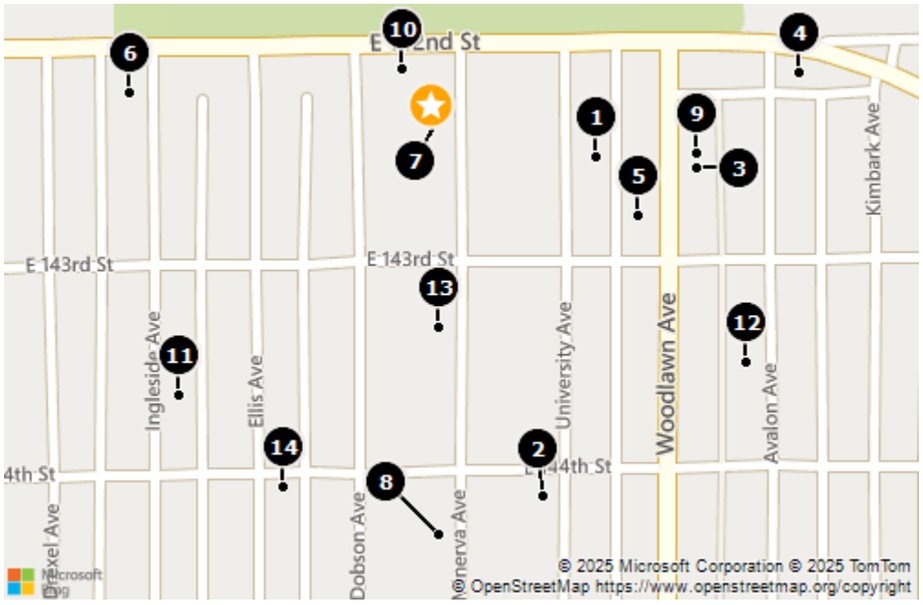
ICE SiteX Report

OrderID: 95523115

SiteX Property Information Report



Subject Property Location

14210 MINERVA AVE, DOLTON, IL 60419-1341

County:	**COOK IL**	Census Tract:	170318264.011005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	29-02-305-023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$192,000**	FSD:	21
Value Range:	$151,680 - $232,320	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	37035
Assd Land Value:	$2,280	Market Land Value:	$22,800	Tax Year:	2023
Assd Improvement:	$10,719	Market Improvment Value:	$107,190	Total Taxable Value:	$8,550
Total Assessed Value:	$12,999	Total Assessor Market Value:	$129,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-3 Block: 8 District: 37 Subdivision: CALUMET PARK THIRD Sec/Twnship/Range: SEC 02 TWN 36N RNG 14E

Abbreviated Description:	(CALUMET)(PARK)(THIRD) ADD SUB OF EX W 1334.13FT LOTS 1-3 IN SUB OF PT SW SEC 02-36-14
City/Muni/Twp:	THORNTON

Property Characteristics

Lot Size:	5,366 SF	Bedrooms:	3	Pool:	
Building Area:	959 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+AB	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/01/2024	Sales Price:	$152,192
Document #:	2406128060 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2022	Sales Price:	$155,000
Document #:	2202657086 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/12/2021		
Document Type:	Warranty Deed		

Legal Description:

Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Map Ref: DOC 8999101 Sec/Twnship/Range: SW4 S02T36NR14E 3PM

Prior Transfer

Recording Date:	12/17/2021	Sales Price:	$67,500
Document #:	2135133691 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/05/2019	Loan Amount:	N/A
Document #:	1930934063 BK-PG -	Loan Type:	New Conventional

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TD Due Date:	11/01/2049	Type Finance:	UNK

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: SW4 S02T36NR14E 3PM

Prior Transfer

Recording Date:	05/12/2016	Sales Price:	N/A
Document #:	1613317007 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/22/2016		
Document Type:	Special Master's Deed		

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Map Ref: DOC8999101 Sec/Twnship/Range: SW4 S02T36NR14E 3PM

Prior Transfer

Recording Date:	02/17/2016	Sales Price:	N/A
Document #:	1604849000 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/08/2013		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Map Ref: DOC8999101 Sec/Twnship/Range: SW4 S02T36NR14E 3PM

Prior Transfer

Recording Date:	07/09/2009	Sales Price:	$121,000
Document #:	0919005011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: SW4 S02T36NR14E 3P

Prior Transfer

Recording Date:	01/27/2009	Sales Price:	$18,500
Document #:	0902735010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/10/2008		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: SW4 S02T36NR14E 3P

Prior Transfer

Recording Date:	01/27/2009	Sales Price:	N/A
Document #:	0902735009 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/07/2008		
Document Type:	Legal Action/ Court Order		

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: SW4 S02T36NR14E 3P

Mortgage Record

Recording Date:	01/31/2003	Loan Amount:	N/A
Document #:	0030149710 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/03/2017	Type Finance:	

Legal Description:
Lot: 11 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: PART SW4 S02T36NR14E 3P
City/Muni/Twp: DOLTON

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2202657086 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-3 Block: 8 District: 37 Subdivision: CALUMET PARK THIRD Sec/Twnship/Range: SEC 02 TWN 36N RNG 14E
Abbreviated Description: (CALUMET)(PARK)(THIRD) ADD SUB OF EX W 1334.13FT LOTS 1-3 IN SUB OF PT SW SEC 02-36-14
City/Muni/Twp: THORNTON

Area Sales Analysis

Total Area Sales	$1,933,700	Median # of Bedrooms	3
Median Lot Size	4,960 SF	Median # of Baths	1
Median Living Area	1,087 SF	Median Year Built	1957
Price Range - 2 Yrs	$72,000 to $250,000	Age Range	53 years to 70 years
Median Value	$112,750	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**14223 UNIVERSITY AVE DOLTON, IL 60419-1311**	09/12/2025	$112,000	$100	1109	/3/1	1960	4,880 SF	

APN: 29-02-307-009 Document #: 2525529005
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 16 Subdivision: CALUMET PARK 3RD ADDITION MapRef: DOC 899101 Sec/Twnship/Range: SW4 S02T36NR14E 3PM Abbreviated Description: Lot:9 Block:16 Subdivision:CALUMET PARK 3RD ADDITION Map Ref:DOC 899101Sec/Twnship/Range:SW4 S02T36NR14E 3PM

2	.25Mi.	**14404 UNIVERSITY AVE DOLTON, IL 60419-1904**	08/08/2025	$93,000	$90	1025	/3/1	1955	4,960 SF	

APN: 29-02-323-017 Document #: 2522019044
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Block: 11 Subdivision: CALUMET PARK THIRD ADDITION MapRef: DOC 8999101 Sec/Twnship/Range: SW4 S02T36NR14E 3PM Abbreviated Description: Lot:29 Block:11 Subdivision:CALUMET PARK THIRD ADDITION Map Ref:DOC 8999101Sec/Twnship/Range:SW4 S02T36NR14E 3PM

3	.17Mi.	**14229 WOODLAWN AVE DOLTON, IL 60419-1315**	08/01/2025	$92,000	$89	1028	/3/1	1955	4,640 SF	

APN: 29-02-400-047 Document #: 2521320452

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Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32&33 Block: 1 Subdivision: SHEPARDS MICHIGAN AVENUE NO 3 MapRef: DOC LR359972 Sec/Twnship/Range: NE4 S11T36NR14E 3PM Abbreviated Description: Lot:32&33 Block:1 Subdivision:SHEPARDS MICHIGAN AVENUE NO 3 Map Ref:DOC LR359972Sec/Twnship/Range:NE4 S11T36NR14E 3PM

4	.22Mi.	**14205 AVALON AVE** **DOLTON, IL 60419-1303**	07/15/2025	$146,000	$137	1062	/3/1	1972	5,370 SF

APN: 29-02-401-036 Document #: 2519618046
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: DOLTON AVENUE Abbreviated Description: Lot:1 Subdivision:DOLTON AVENUE

5	.14Mi.	**14238 WOODLAWN AVE** **DOLTON, IL 60419-1316**	06/12/2025	$104,000	$84	1229	/3/1	1958	5,043 SF

APN: 29-02-307-063 Document #: 2516316086
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 16 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: SW4 S02T36NR14E 3PM Abbreviated Description: Block:16 Subdivision:CALUMET PARK THIRD ADDITION Sec/Twnship/Range:SW4 S02T36NR14E 3PM Abbreviated Description:PORTION LOTS23&24

6	.19Mi.	**14208 INGLESIDE AVE** **DOLTON, IL 60419-1369**	06/05/2025	$113,500	$97	1166	/3/1	1965	4,960 SF

APN: 29-02-302-041 Document #: 2515623205
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6-10 Block: 5 Subdivision: CALUMET PARK SECOND Abbreviated Description: Lot:6-10 Block:5 Subdivision:CALUMET PARK SECOND

7	.01Mi.	**14214 MINERVA AVE** **DOLTON, IL 60419-1341**	05/01/2025	$131,700	$118	1115	/3/1	1962	4,960 SF

APN: 29-02-305-024 Document #: 2512130233
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION Abbreviated Description: Lot:12 Block:8 Subdivision:CALUMET PARK THIRD ADDITION

8	.26Mi.	**14414 MINERVA AVE** **DOLTON, IL 60419-1925**	04/28/2025	$235,000	$225	1044	/3/1	1955	4,960 SF

APN: 29-02-322-020 Document #: 2511802176
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: 6 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: W2 S02&S11 T36NR14E 3PM Abbreviated Description: Lot:26 Block:6 Subdivision:CALUMET PARK THIRD ADDITION Sec/Twnship/Range:W2 S02&S11 T36NR14E 3PM

9	.16Mi.	**14227 WOODLAWN AVE** **DOLTON, IL 60419-1315**	04/22/2025	$72,000	$74	963	/3/1	1955	4,640 SF

APN: 29-02-400-046 Document #: 2511220217
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34&35 Block: 1 Subdivision: SHEPARDS MICHIGAN AVENUE NO 3 MapRef: DOC 359972 Sec/Twnship/Range: SE4 S02NE4 S11 T36NR14E 3PM Abbreviated Description: Lot:34&35 Block:1 Subdivision:SHEPARDS MICHIGAN AVENUE NO 3 Map Ref:DOC 359972Sec/Twnship/Range:SE4 S02NE4 S11 T36NR14E 3PM

10	.02Mi.	**1037 E 142ND ST** **DOLTON, IL 60419-1383**	04/08/2025	$110,000	$103	1065	/2/1	1956	9,625 SF

APN: 29-02-305-040 Document #: 2509830194
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3-6 Block: 8 Subdivision: CALUMET PARK THIRD ADDITION MapRef: DOC 8999101 Sec/Twnship/Range: SW4 S02T36NR14E 3PM Abbreviated Description: Lot:3-6 Block:8 Subdivision:CALUMET PARK THIRD ADDITION Map Ref:DOC 8999101Sec/Twnship/Range:SW4 S02T36NR14E 3PM

11	.23Mi.	**14331 INGLESIDE AVE** **DOLTON, IL 60419-1370**	03/31/2025	$200,000	$172	1162	/3/1	1960	4,960 SF

APN: 29-02-311-010 Document #: 2509002049
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 5 Subdivision: CALUMET PARK SECOND ADDITION MapRef: DOC 8987931 Sec/Twnship/Range: SW4 S02T36NR14E 3PM Abbreviated Description: Lot:10 Block:5 Subdivision:CALUMET PARK SECOND ADDITION Map Ref:DOC 8987931Sec/Twnship/Range:SW4 S02T36NR14E 3PM

12	.24Mi.	**14324 AVALON AVE** **DOLTON, IL 60419-1306**	03/28/2025	$175,000	$149	1174	/3/1	1957	4,920 SF

APN: 29-02-408-031 Document #: 2508730362
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: 8 Subdivision: SHEPARDS MICHIGAN AVENUE NO 3 MapRef: DOC LR 359972 Sec/Twnship/Range: SE4 S02&NE4 S11 T36NR14E 3PM Abbreviated Description: Lot:31 Block:8 Subdivision:SHEPARDS MICHIGAN AVENUE NO 3 Map Ref:DOC LR 359972Sec/Twnship/Range:SE4 S02&NE4 S11 T36NR14E 3PM

13	.13Mi.	**14314 MINERVA AVE** **DOLTON, IL 60419-1343**	03/19/2025	$99,500	$96	1031	/3/1	1955	4,960 SF

APN: 29-02-313-020 Document #: 2507823091
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: 7 Subdivision: CALUMET PARK THIRD ADDITION MapRef: DOC 8999101 Abbreviated Description: Lot:26 Block:7 Subdivision:CALUMET PARK THIRD ADDITION Map Ref:DOC 8999101

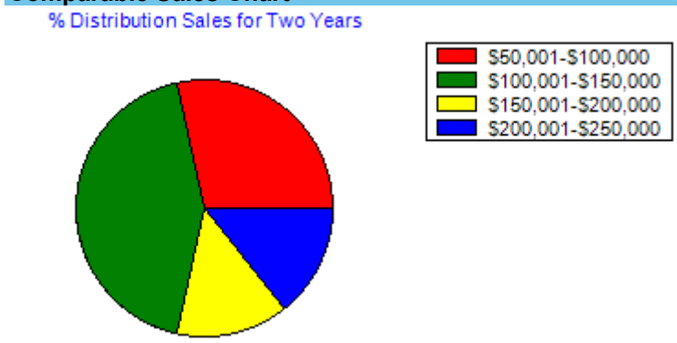
14	.25Mi.	**14401 ELLIS AVE** **DOLTON, IL 60419-1935**	03/10/2025	$250,000	$189	1320	/3/1	1962	4,960 SF

APN: 29-02-321-001 Document #: 2506918071
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: CALUMET PARK THIRD ADDITION Sec/Twnship/Range: SW4 S02&NW4 S11 T36NR14E 3PM Abbreviated Description: Lot:1 Block:3 Subdivision:CALUMET PARK THIRD ADDITION Sec/Twnship/Range:SW4 S02&NW4 S11 T36NR14E 3PM

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**14210 MINERVA AVE**		$129,990	$12,999	959	/3/1	1955	5,366 SF	
.01Mi.	**14214 MINERVA AVE**		$150,000	$15,000	1,115	/3/1	1962	4,960 SF	
.02Mi.	**14220 MINERVA AVE**		$87,680	$8,768	1,023	/2/1	1955	4,960 SF	
.02Mi.	**1041 E 142ND ST**	**08/11/2014**	$149,990	$14,999	1,268	/3/1	1971	7,125 SF	
.02Mi.	**1047 E 142ND ST**	**01/25/2002**	$129,990	$12,999	936	/3/1	1954	6,250 SF	
.02Mi.	**14224 MINERVA AVE**		$120,000	$12,000	1,030	/3/1	1955	4,960 SF	
.02Mi.	**1037 E 142ND ST**	**07/14/2014**	$99,990	$9,999	1,065	/2/1	1956	9,625 SF	
.03Mi.	**14211 DOBSON AVE**	**03/05/1993**	$130,000	$13,000	1,022	/3/1	1955	4,960 SF	
.03Mi.	**14215 DOBSON AVE**		$120,000	$12,000	963	/3/1	1955	4,960 SF	
.03Mi.	**14221 DOBSON AVE**		$120,000	$12,000	1,031	/3/1	1955	4,960 SF	
.03Mi.	**14226 MINERVA AVE**	**08/03/2010**	$130,000	$13,000	963	/3/1	1955	4,960 SF	
.03Mi.	**1031 E 142ND ST**	**10/29/2014**	$115,800	$11,580	1,548	/3/2	1955	5,000 SF	
.04Mi.	**1101 E 142ND ST**	**03/21/2000**	$119,990	$11,999	1,035	/2/1	1954	6,250 SF	
.04Mi.	**14225 DOBSON AVE**	**10/15/2001**	$130,000	$13,000	1,035	/3/1	1955	4,960 SF	
.04Mi.	**14211 MINERVA AVE**		$109,990	$10,999	1,025	/3/1	1955	5,366 SF	
.04Mi.	**14215 MINERVA AVE**	**03/06/2014**	$130,000	$13,000	1,083	/3/1	1956	4,960 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	37.0 years old	Households:	6,927
Median Household Income:	$62,929	Households w/Family:	68%
Household Income Per Capita:	$27,829	Households w/Family Married:	25%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Dolton School District 148	Students:	2,013
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Lincoln Elementary School**	D	Public	KG - 6
Number of Students: 314 Student-Teacher Ratio: NA				
0.74Mi.	**Lincoln Junior High School**	C	Public	7 - 8
Number of Students: 181 Student-Teacher Ratio: NA				
1.17Mi.	**Thornridge High School**	D-	Public	9 - 12
Number of Students: 1,116 Student-Teacher Ratio: NA Advanced Placement: Yes				

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Flood Report

The Subject Property of **14210 MINERVA AVE, DOLTON, IL 60419-1341** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	86%	LOWER
OVERALL	106%	SIMILAR

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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